

**TOWNSHIP OF HILLTOWN  
BUCKS COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2009- 2**

**AN ORDINANCE OF THE HILLTOWN TOWNSHIP BOARD OF SUPERVISORS AMENDING PROVISIONS OF THE CODE OF ORDINANCES, CHAPTER 160 TO ADD USE B10, TRADITIONAL NEIGHBORHOOD DEVELOPMENT; TO PROVIDE FOR THE ADDITION OF SECTION 160-94.E, SPECIAL CONSIDERATIONS OF USE B10, TRADITIONAL NEIGHBORHOOD DEVELOPMENT IN THE VC, VILLAGE CENTER DISTRICT; TO AMEND THE TABLE OF PERFORMANCE STANDARDS TO INCLUDE PROVISIONS RELATED TO USE B10, TRADITIONAL NEIGHBORHOOD DEVELOPMENT; AND TO PROVIDE APPENDIX A, AN ILLUSTRATION OF REPRESENTATIVE BUILDINGS.**

The Hilltown Township Board of Supervisors, upon review by the Bucks County Planning Commission and the Hilltown Township Planning Commission, hereby enacts and ordains the following Ordinance:

**Article I, Section 160-11. Definitions.** is revised to add the following definitions:

**ADAPTIVE REUSE** – The development of a new use for an older building or for a building originally designed for a special or specific purpose.

**LIVE-WORK UNITS** – A dwelling unit in combination with a place of business within the same building, whereby the resident occupant lives above the shop, studio or other place of employment that is located below, on the ground floor of the building.

**Article II, Section 160-23. Use type regulations.** is revised to add the following Use:

**Section 160-23.B(10). B10 Traditional Neighborhood Development.**

(10) B10 Traditional Neighborhood Development

(a) A planned development of residential, commercial and certain institutional uses shall be allowed by Conditional Use within the VC Village Center District, subject to the following provisions:

(b) Purpose. The purpose and intent of this use is:

- [1] To provide for a traditional neighborhood with a diversity of uses, block sizes, dwelling unit types and open spaces in a compact arrangement that promotes internal and external walkability.
- [2] To encourage new development which emulates the character found in the existing villages of Hilltown Township and Bucks County.
- [3] To encourage a combination of commercial and residential uses in the VC Village Center Districts in Hilltown Township with architectural characteristics that fit in with the predominate traditional architecture of the area.

- [1] To establish a community which is pedestrian-oriented with parks, a centrally located public commons, square, plaza or prominent intersection of two or more major streets, commercial enterprises and civic and other buildings, spaces and facilities for social activity, recreation and community functions.
- [5] All tracts of land proposed for a single TND shall be in one (1) ownership and shall be developed and operated under single direction, control or management.

(c) Conditions and Procedures

- [1] Prior to the submission of a Conditional Use Application or Preliminary Land Development Plans for a Traditional Neighborhood Development, an Applicant has the right to request a confirmed appointment with the Board of Supervisors at a public meeting to present and discuss conceptual plans.
- [2] The regulations in this Subsection B(10) shall take precedence over other provisions of Chapter 160 to the extent that this Subsection B(10) specifies additional, more restrictive or varied requirements. Otherwise, all applicable sections of Chapter 160, and the Subdivision and Land Development Ordinance, shall apply.
- [3] As part of the preliminary subdivision and land development plan application, the Applicant shall submit detailed plans/drawings of the proposed dwellings and other buildings demonstrating compatibility with the range of dwelling and other building examples found within the Manual of Written and Graphic Design Guidelines (to be prepared by the applicant and reviewed and approved by the Township), in accordance with Section 160-94.E.
- [4] In order to promote flexibility of design within a traditional neighborhood development, modifications from specific design criteria contained in this section B10 may be appropriate. The Board of Supervisors of Hilltown Township shall have the authority to grant modifications of such requirements if, in the Board of Supervisors' discretion, it determines that such modifications will result in a better design of a traditional neighborhood development and will not adversely affect the health, safety and welfare of the Township.
- [5] A declaration of covenants, easements and restrictions shall be submitted to the Township at the time of final plan submission, which shall be in a form that is acceptable to the Township Solicitor.
- [6] If the development is to be carried out in phases, each phase shall be so planned that the intent of this chapter shall be met at the completion of each and any phase. Any phased development shall be fully described and defined on the subdivision or land development plan.
- [7] At the time of land development plan submission for each phase or stage of development, a Manual of Written and Graphic Design Standards shall be submitted by the Applicant to illustrate the proposed design, architectural and related construction standards for the proposed streets and alleys, streetscapes, buildings, open spaces, recreation facilities, pedestrian facilities and landscape features.

(d) Key Design Elements

- [1] Unlike conventional suburban development patterns (with separated land uses, deep setbacks, no on-street parking, culs-de-sac and no sidewalks), traditional neighborhoods shall promote a more compact, integrated and sustainable development pattern and shall have the following key design elements:
- [a] Civic anchor in the neighborhood, as determined by the Board of Supervisors – such as a park, meeting hall, corner store, post office, library or community center, to provide a place for gathering and special events.
  - [b] Mix of uses – combines residential, certain institutional, recreational, commercial and open space uses in a diversified but seamless arrangement; also combines first floor retail with second floor dwellings and/or offices; encourages live-work units.
  - [c] Building types and architectural features – focuses on buildings designed by type and to fit in with the predominate traditional architecture of the surrounding area. Building type shall not be determined solely by function to allow for adaptations and changes in use (e.g. from dwelling, to shop, to work place, to institutional).
  - [d] Park and open space land – creates the green, square or park to help anchor the neighborhood; a system of open spaces ecologically balanced with the built environment and distributed within the neighborhood.
  - [e] Network system of interconnecting streets – organizes a block and pattern of lots that shall be an extension of the existing street system and lot pattern of the existing village; integrates with lanes, alleys, neighborhood streets; links to pedestrian and other transportation systems; streets and street walls create outdoor rooms.
  - [f] On-street/parallel parking – provides a separator between vehicular and pedestrian traffic; utilizes cartway as an aisle (with overflow parking to the rear or side of buildings); promotes effective traffic calming by slowing down the speed of vehicles, especially along narrower streets.
  - [g] Alleys – allow for preservation of frontage streetscape; moves vehicular access to detached garages in the rear; provides access for deliveries, utilities and staging construction.
  - [h] Shallow setbacks – help to create an outdoor room and sense of space, with two- to three- story buildings, typically from 60 to 85 feet across from one another on both sides of the street; promotes a human scale relationship for the pedestrian as part of the public realm; buildings placed at a build-to line to create a street wall.
  - [i] Front porch/portico/colonnade – serves as transition element from the private realm of the building to public realm of the sidewalk and street; provides shade; promotes a finer, more ornamental texture of the building; creates a cozy place to sit, read, relax; provides outdoor room to greet and socialize with neighbors.
  - [j] Sidewalks/crosswalks/pedestrian paths/walkways – serves to link uses, buildings and lots together; accommodates a healthy pedestrian circulation network; provides close to home opportunities for exercise; enhances wayfinding and an appreciation of the neighborhood/place.

- [k] Shade trees -- provide (as street trees) the canopy/overhead plane to help create an outdoor room; and as shade trees, helps to mitigate the impacts of increased paving and impervious surfaces with respect to the microclimate.
- [l] Other vertical infrastructure -- includes fences, hedges, walls, street lamps, benches, gazebos, pavilions, pergolas, and monuments or like features.

(e) Use and building type regulations

- [1] Traditional neighborhood development shall focus first on building types and second on uses within buildings. Except for institutional buildings, other buildings in a traditional neighborhood shall have a size, height, scale and proportion that is compatible with traditional Village Center district buildings. Therefore, the corner store, the office or other commercial uses should blend with the residential architecture of the neighborhood and the existing village.
- [2] Regardless whether fee-simple lots or a form of common ownership is to be used, when Traditional Neighborhood Developments are first created, the proposed lots shall be laid out and designated as either residential (which may include live-work units), non-residential or open space. Residential lots shall be further categorized as single-family detached, village house, or twin house. All lots shall be laid out so that the dimensional coverage and all other requirements specified in this article shall be satisfied. However, the actual lot lines do not need to be legally established. Any future development on an individual lot, regardless whether or not it has been legally established, shall conform to this initial use designation for that particular lot, except that live-work units may be created as provided for in Subsection (e)[6] below.
- [3] The following uses shall be permitted as a part of a Traditional Neighborhood Development, provided that all detailed design standards of Subsections (f), (g) and (h) of this Subsection B(10) and any other use requirements outlined in Article IV are met:
  - [a] B1 Single Family Detached
  - [b] B1.1 Village House
  - [c] B1.2 Twin House
  - [d] C1 Place of Worship
  - [e] C2 School
  - [f] C4 Library
  - [g] C7 Private Recreational Facility
  - [h] C9 Private Club
  - [i] C11 Day Nursery
  - [j] C15 Funeral Home
  - [k] D1 Medical Office
  - [l] D3 Offices
  - [m] E1 Retail Store
  - [n] E3 Personal Services
  - [o] E4 Financial Establishment
  - [p] E5 Eating Place
  - [q] E7 Repair Shop
  - [r] E17 Commercial Conversion
  - [s] F4 Municipal Use

- [4] The following uses shall be permitted as accessory uses:
    - [a] Accessory uses that are clearly incidental to the uses permitted by right, such as parking, residential accessory structures or non-residential accessory structures, provided that storage sheds are not permitted, and further provided that all accessory structures meet all setback requirements of principal buildings and structures.
  - [5] Any dwellings shown on the approved plan shall not be converted to non-residential use, except that live-work units shall be governed by Subsection B(10)(e)[6].
  - [6] Live-work units shall be permitted, provided that they comply with the detailed design standards of Subsections (f), (g) and (h) and the following:
    - [a] No more than 30% of the total number of dwelling units may be live-work units.
    - [b] All live-work units shall have frontage on collector streets or streets of higher classification.
    - [c] The non-residential portion of the dwelling used for the live-work unit shall not exceed 50% of the total gross floor area and shall not be located above the second floor.
    - [d] The residential occupant of the live-work unit must also be an owner or principal employee of the business occupying the unit.
    - [e] The business occupying the live-work unit shall not have more than three employees present on site at any time, including the principal or owner.
    - [f] The live-work unit must be identified by a sign no larger than four square feet and as provided for in Article VII of this Ordinance.
    - [g] No retail, medical or dental offices, or other office uses generating comparable visitor traffic shall be permitted in live-work units.
    - [h] Live-work units shall be subject to use and occupancy permits and inspections.
  - [7] All commercial uses shall be located on the first floor and/or second floor and shall be located in buildings having frontage on a collector or higher order street.
  - [8] The adaptive reuse of existing buildings is encouraged.
- (f) Use composition. Dwelling unit composition and density/intensity.
- [1] Use composition. Land devoted to non-residential development (Combined office, commercial or retail development and institutional buildings) shall comprise at least 10% of the site area and may comprise up to 25% of site area of the total Traditional Neighborhood Development.
  - [2] Dwelling unit composition.
    - [a] There shall be a diversity of dwelling unit types and lot sizes, with variations in lot widths to promote additional diversity of dwelling unit sizes.
    - [b] A mix of dwelling unit types shall be achieved, using the following minimum or maximum percentages, whereby a mix of unit types shall be provided within each block to the maximum extent possible:
      - [i] Village House: 10% minimum to 65% maximum.
      - [ii] Twin House: 5% minimum to 30% maximum.
      - [iii] Live-work units: 30% maximum.
      - [iv] Single-family detached: 5% minimum to 70% maximum.

[c] Density/intensity.

- [a] The density for residential dwelling units shall not exceed 6.0 dwelling units per acre of Net Buildable Site Area, as determined by Section 160-25.A of this ordinance. This calculation for maximum density shall be inclusive of any live-work unit(s).
- [b] The intensity of non-residential development, including offices, commercial or retail buildings, institutional buildings and the business portion of the live-work unit(s), shall not exceed 5,000 square feet of building per acre of Net Buildable Site Area, as determined by Section 160-25.A of this ordinance. To reduce the amount of building coverage and to maximize open space, non-residential buildings shall be two or three stories in height.

(g) Detail design standards.

[1] Open space requirements for a Use B-10 Traditional Neighborhood Development (TND):

- [a] An open space of at least 15 feet in width shall be designated and maintained along any property line which directly abuts lots with existing single-family detached dwellings. Such open space shall be free of any structures, except for boundary fences, walls, curbing, pathways or sidewalks connecting adjacent neighborhoods, and existing buildings or structures. Such open space shall be landscaped in accordance with a landscape plan that complies with Hilltown Township Subdivision and Land Development Ordinance Section 140-37 pertaining to landscaping design standards. The width of the open space and the composition of the landscaping may be modified by the Board of Supervisors, if warranted by existing site conditions.
- [b] Within the traditional neighborhood, a variety of open spaces shall be designed to complement residential and non-residential development. A minimum of 20% of the total site area shall be designated, landscaped and maintained as open space. The areas of surface stormwater management facilities shall only be included in the open space calculation if they serve a recreational purpose and if approved by the Board of Supervisors.
- [c] A maximum of 10% of the proposed open space area may be taken up by impervious surfaces, i.e. sidewalks, gazebos, maintenance buildings, etc.
- [d] Open space shall take on the form of a park, parklet, green, playfield, playground, buffer, natural resource protection area, common or approved landscaped area, in accordance with a landscape plan that complies with the Township's Landscape Design Standards as determined by the Board of Supervisors.
- [e] Open space areas shall be at least 1,500 square feet in area in order to count toward the 20% minimum requirement. Parking islands shall not count towards the 20% minimum open space requirement.
- [f] Open space shall be owned and maintained in a form that is acceptable to the Board of Supervisors. All open space shall be subject to a declaration of covenants, easements and restrictions in a form that is acceptable to the Board of Supervisors.
- [g] Open space shall be landscaped in accordance with Subsections (g)[5][a] and [b] of this Subsection B(10).

- [2] Streets, alleys and accessways.
  - [a] Streets, alleys and accessways shall form an interconnected vehicular circulation network and shall be designed as an extension of the street system and pattern of the existing village to the maximum extent possible as determined by the Board of Supervisors.
  - [b] The street rights-of-way within a TND shall be extended to connect to adjoining tracts where feasible.
  - [c] All streets shall be sufficient in width to provide for on-street parking on at least one side. An on-street parking space shall measure at least eight feet wide by 22 feet long when parallel to the curbline.
  - [d] All streets and alleys, whether public or private, shall have a right-of-way. The right-of-way width for alleys may be the same width as the paved area.
  - [e] Streets with on-street parking on one side shall be 27 feet in width (with two ten-foot travel lanes and one seven-foot parallel parking bay).
  - [f] Streets with on-street parking on both sides shall be 34 feet in width (with two ten-foot travel lanes and two seven-foot parallel parking bays).
  - [g] Alleys shall be provided wherever possible to enable buildings to be placed closer to the street and thereby enhance the curb appeal of the traditional neighborhood. Alleys shall be provided to move vehicular access to the rear of buildings to the maximum extent possible and thereby to move garage doors and curb cuts away from the frontage streetscape.
  - [h] Alleys that are two-way and proposed for dedication to the Township shall be at least 16 feet in width. Alleys that are two-way and not proposed for dedication to the Township may be reduced to 14 feet in width.
  - [i] Alleys that are one-way and not proposed for dedication shall be at least 12 feet in width.
  - [j] Alleys should not have sidewalks or curbs.
  - [k] All one-way accessways and driveways shall be at least nine feet in width.
- [3] Curb cuts, driveways and garages.
  - [a] Garages, driveways and/or parking lots shall not be the dominant aspect of the building design and/or the streetscape as viewed from the street.
  - [b] To the maximum extent possible, as determined by the Board of Supervisors, garages shall be accessed from an alley. In those places where alleys are not possible to service development as determined by the Board of Supervisors, curb cuts may be permitted, provided that the garage door is recessed at least 18 feet from the front facade, and further provided that no more than 10% of the total number of dwelling units are accessed by such curb cuts.
  - [c] Where garages are accessed from an alley and a parking apron is provided perpendicular to an alley, such garage shall be located a minimum of 18 feet from the edge of the alley.
  - [d] Where garages are accessed from an alley and a parking apron is provided parallel to an alley, such garage shall be located a minimum of eight feet from the edge of the alley.
  - [e] Garages for residential dwelling units shall meet one of the following design options, listed in the order of preference for the traditional neighborhood:

- [i] The garage is rear-entry, such that garage doors are on the opposite side of the house from the front facade, preferably accessed from an alley.
  - [ii] The garage is located behind the rear facade of the house. Such garage may be detached from or attached to the dwelling, and the garage doors may face any direction.
  - [iii] The garage is front-entry and recessed at least 18 feet from the front facade (excluding any porches or decks) of the building. When residential garages face a street, the garage shall comprise no more than 25% of the total area of the front facade elevation of a dwelling unit, measured from ground level to the lower edge of the roof. A garage door facing a street shall not exceed a width of 12 feet.
  - [iv] The garage is side-entry, such that garage doors are perpendicular or radial to the street, which the front facade faces.
- [4] Sidewalks and Pathways.
  - [a] Sidewalks of at least four feet in width shall be constructed and maintained along all streets.
  - [b] Pathways of at least four feet in width shall be constructed and maintained to link to existing off-site pathways and to enhance the use of green areas as required by the Board of Supervisors.
- [5] Street trees and other landscaping.
  - [a] All street trees, landscaping and plantings shall comply with the Hilltown Township Subdivision and Land Development Ordinance Section 140-37.
  - [b] Other landscaping in the form of perimeter buffers, screens, foundation plantings, fencing, walls, pergolas, gazebos, monuments or other civic art are essential to a traditional neighborhood and shall be subject to plan approval by the Board of Supervisors.
  - [c] Non-residential parking areas shall be buffered from residential areas by landscaping and/or compatible small-scale residential buildings and/or structures.
  - [d] A dedicated four-foot wide planting strip shall be provided between the curb and sidewalk to facilitate the placement of street trees in accordance with SLDO Section 140-37.
- [6] Buildings and neighborhood design.
  - [a] The buildings in the traditional neighborhood shall relate to the context and fabric of existing buildings typically found within the existing villages of Hilltown Township. The size, mix proportion and form of buildings shall emulate the heritage character of these traditional neighborhoods and villages. Refer to Appendix A "Representative Buildings" for photographs of traditional buildings found in each of the villages of Hilltown Township.
  - [b] A minimum of 60% of the principal residential buildings shall include a front door accessing onto an unenclosed front porch with a minimum floor area of 72 square feet. Such porch shall be covered by a permanent roof and shall not be enclosed in the future.
  - [c] No principal building shall include a flat roof. Significant roof pitches and variations in roof lines are specifically encouraged.
  - [d] With respect to non-residential buildings, blank walls shall not be permitted along any exterior wall facing a street, parking area or walking



area. Exterior walls in these locations shall have architectural treatments that are the same as the front façade, including consistent style, materials, fenestration and details.

- [e] Brick, stucco, or stone chimneys shall be provided for all dwelling units.
  - [f] All principal buildings shall have variations, including:
    - [i] Recesses and projections in the façades, so that no more than two adjoining dwelling units are on the same plane, and the recess or projection is at least three feet.
    - [ii] Heights of façades, so that no more than two adjoining dwelling units are at the same height, and the height difference is at least one foot.
    - [iii] The front façade of each dwelling unit shall be composed of wood, brick, stucco, stone or a combination two of those elements, and shall incorporate at least one or a combination of the following elements: window headpieces, keystones and rowlocks, quoin corners, water table courses, precast concrete details, and/or corbelled row locks. These materials shall also be used on all side and rear walls that face or may be viewed from a public street or public park or green.
- [7] Parking and parking lots.
- [a] Parking shall be located on-street to the maximum extent possible to provide the streetscape appearance that is traditional and to serve as an insulator between moving vehicles and pedestrians walking along the adjoining sidewalks.
  - [b] Parking lots shall be located to the rear or sides of buildings.
  - [c] Parking lots and/or garages shall not be the dominant aspect of the building design and/or the streetscape as viewed from the street.
  - [d] Live-work units shall have the parking ratio as required for that specific dwelling type, as provided in Section 160-23, Use Type Regulations. Employees working in the live-work units shall be directed to park at available off-site public parking areas to reserve available parking for customers and business invitees.
  - [e] Parking ratios for all other uses shall also be in accordance with the requirements in Section 160-23, Use Type Regulations. However, if Section 160-23 imposes an excessive standard, as determined by the Board of Supervisors, the Applicant shall demonstrate through the use of empirical data from other built projects that a lesser standard can adequately serve the proposed uses. In any event, the Township shall hold in escrow the monetary value of the parking spaces not built for a period of two years after commencement of the use, and the development plan shall show the layout of the required parking areas to be held in reserve and include calculations on the potential impervious surface area addition. If after two years following project completion, the Board of Supervisors determines that the use is adequately served by the parking provided, escrow funds may be released. If the provided parking is not adequate, then the escrow funds shall be used to construct the needed parking.
  - [f] Except for parking at a green, park, playfield, or playground, all nonresidential parking areas shall be visually screened from existing and proposed streets by hedges, buffer plantings or similar elements.

- [8] Off street loading areas, outdoor storage and trash disposal ar
  - [a] Non-residential uses shall meet the following requirements:
    - [i] All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least 25 feet from residential areas.
    - [ii] Outdoor storage or display of materials shall not be permitted.
    - [iii] Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of the building. All outdoor trash disposal areas shall be set back at least 25 feet from residential property lines, and at least 10 feet from any perimeter property line of the site.
  - [b] Residential units shall have a designated place to store household trash receptacles within an enclosed building or structure. Trash placed out for pickup shall have a designated area for each unit and shall be of an improved all-weather surface.
  - [c] Postal deliveries shall be to individual mail slots or boxes at the individual dwelling units and shall not be grouped into multi-box community receptacles.

(h) Dimensional requirements.

- [1] In the case where individual lots are not created, such as condominium development, equivalent dimensional standards shall apply.
- [2] The minimum site area for a Traditional Neighborhood Development shall be 15 acres.
- [3] Streetscape.
  - [a] The most critical dimension in the traditional neighborhood is the width of the streetscape from building walls on one side of the street to building walls on the opposite side of the street.
    - [i] Where blocks are created with buildings close to the street and sidewalk, the typical streetscape width shall be in the range from 60 feet to 75 feet for non-residential building streetscapes and 70 feet to 85 feet for residential building streetscapes.
    - [ii] Where buildings parallel or encircle an open space area, the streetscape width may be wider as a function of the width of an approved open space area.
- [4] Building setback for principal buildings.
  - [a] Front or side yard from an interior street or alley: 6 feet minimum; 25 feet maximum.
  - [b] Front or side yard from streets along the tract perimeter: 10 feet minimum; 30 feet maximum.
- [5] Side yards for principal buildings.
  - [a] Six feet minimum; 12 feet aggregate.
  - [b] For office or other non-residential uses, side yards of 10 feet minimum shall be provided.
  - [c] Twelve feet minimum building separation distance in the case of development where individual lots are not created, such as condominium development.

- [c] Rear yards for principal buildings.
  - [a] Eighteen feet minimum yard setback.
  - [b] Eighteen feet minimum building setback from street or alley edge in the case of development where individual lots are not created, such as condominium development.
  - [c] Thirty-six feet minimum building separation distance, where individual lots are not created, such as condominium development, and in the case where there is no street or alley between buildings that do not have conventional lots.
- [7] New individual commercial buildings shall be no wider than thirty-six (36) feet, unless designed with bays and offset by a one to four foot recess or projection at intervals of thirty-six (36) feet.
- [8] Building coverage.
  - [a] Maximum building coverage: 35%
- (h) Other requirements.
  - [1] All buildings within the development shall be served by a public water supply and public centralized sewage disposal system.
  - [2] All public utility lines and similar facilities servicing the proposed development and its area shall be installed underground, and electric transformers shall be installed underground or within the walls of a completely enclosed building.

**Article III, Section 160-94.E** is revised to add the following Use:

**Section 160-94.E. Administration Section**

Special Considerations of Use B(10) B10 Traditional Neighborhood Development in the VC Village Center District.

- A. A Conditional Use application for a Use B(10) B10 Traditional Neighborhood Development in the VC Village Center District shall be subject to the following special considerations:
  - (1) Prior to the submission of a Conditional Use Application or Preliminary Land Development Plans for a Traditional Neighborhood Development, an Applicant has the right to request a confirmed appointment with the Board of Supervisors at a public meeting to present and discuss conceptual plans.
  - (2) As a part of the submission of the Conditional Use Application and Plans, the Applicant shall provide the following information.:
    - (a) A “Manual of Written and Graphic Design Guidelines” shall be prepared and submitted by the Applicant in accordance with Section 708-A of the Pennsylvania Municipalities Planning Code.
    - (b) The Applicant shall submit a Village Concept Sketch Plan, which reflects compliance with all of the design elements required in the “Manual of Written and Graphic Design Guidelines” and with all of the requirements in Sections 160-23.B(10)(d) Key Design Elements, 160-23.B(10)(e) uses, 160-23.B(10)(f) Use Composition, 160-23.B(10)(g) Detail Design Standards, and 160-23.B(10)(h) Dimensional Requirements. The Concept Plan shall contain sufficient detail to demonstrate that the design requirements of these sections have been met.

- (c) A complete and detailed set of design criteria shall be submitted with an application for Conditional Use for any Traditional Neighborhood Development, as follows:
  - [1] The Design Criteria shall include, but not be limited to:
    - [a] Required architectural standards, elements, materials and configurations.
    - [b] Administrative provisions, including architectural review, enforcement and appeals procedures.
- (d) The “Manual of Written and Graphic Design Guidelines” and the Design Criteria shall be administered and enforced by a property owners’ association, condominium association or similar legal entity.
- (e) The “Manual of Written and Graphic Design Guidelines” and the Design Criteria shall be subject to review and approval by the Board of Supervisors in the granting of a Conditional Use permit pursuant to Section 180-94. In considering the design criteria, the Board of Supervisors may consult with the Township Planner, the Township Engineer, the Township Solicitor, and other technical experts to determine whether the Design Criteria and “Manual of Written and Graphic Design Guidelines” contains all required elements and meets the objectives of this section.
- (f) The “Manual of Written and Graphic Design Guidelines” and the Design Criteria approved during the Conditional Use and/or Preliminary Plan approval process shall be submitted with any modifications proposed by the developer as part of the final approval application. The “Manual of Written and Graphic Design Guidelines” and the Design Criteria, as finally approved, shall be recorded against each lot or unit as an exhibit to the declaration establishing the association for the Traditional Neighborhood Development.
- (g) A surveyed site plan which illustrates the proposed development and a map which illustrates natural resources on the site as defined in Section 160-28 Environmental Performance Standards. The plan shall depict the boundaries of the property, and existing topography using two (2) foot contour intervals.
- (h) A map or current aerial photograph (not taken more than five years prior to the date of Conditional Use application) which identifies buildings and the uses of land within one-quarter (0.25) mile of any portion of the site.
- (i) A statement of the proposed ownership of the open space.
- (j) Compliance with the area, dimensional, buffer, open space, density, other natural resource protection standards, and other requirements of this ordinance.
- (k) A narrative describing how the proposed application complies with the purpose statements of Sections 160-3 and 160-23.B(10)(b) of this Ordinance.
- (l) A narrative generally describing the proposed easements, covenants, restrictions, and development standards for the property to be developed, and which demonstrates that the proposed open space will remain undeveloped in perpetuity. The narrative shall also include a description of use restrictions for the open space.
- (m) A narrative description of the existing zoning and land uses on, and adjacent to, the tract.

- (n) An inventory of historical resources on, and adjacent to, the tract.
- (3) The Board of Supervisors may impose reasonable conditions regarding layout and use of the open space as it deems necessary to insure the proposed use meets the objectives of this Ordinance; results in no nuisance impacts on existing, proposed or potential uses in the surrounding area and on the subject site; limits future uses of the open space; and ensures the use is compatible with uses and activities in the Village Center district or other adjoining districts. The Board of Supervisors may deny Conditional Use if the Applicant is unable to address to the satisfaction of the Board of Supervisors, the matters identified in this ordinance.

**Article IV, Table of Use Regulations** is revised to add the following B10 Traditional Neighborhood Development Use:

**Township of Hilltown  
Table of Use Regulations**

N=Not Permitted; Y=Permitted By-Right;  
CU=Conditional Use; SE=Special Exception

Use	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q	AQRC
B10 Traditional Neighborhood Development	N	N	N	CU	N	N	N	N	N	N	N

**Article V. The Table of Performance Standards is revised to include the following:**

**Township of Hilltown  
Table of Performance Standards – Bulk and Area\***

District	Use	Minimum Open Space Ratio	Maximum Density DU/AC	Maximum Impervious Surface Ratio(5)	Minimum Site Area	Minimum Lot Size	Maximum Height (feet)
VC	Single-family	---	1.8	0.26	20,000 SF	20,000 SF (3)	35
	Single-family	---	0.75	0.26	50,000 SF	50,000 SF	35
	Perf. Subd.	45%	5.0	0.35	5 Ac.	--- (3)(4)	35
	Traditional Neighborhood Development	0.20	6.0	0.70	15 Ac.	**	35
	Other Uses	---	---	0.65	50,000 SF	20,000 SF (3)	35

\*Unless a more restrictive requirement is indicated in ZO Section 160-23.

\*\*Per requirements listed in Section 160-23.

(1) Each lot must be served with public water provided by a municipal authority. For lots not served with public water, there shall remain an additional 80,680 square feet of land that shall remain as deed restricted conservation land until such time as public water can serve the balance of the lot unless the proposed subdivision is a minor subdivision.

(2) Each lot must be served by public water provided by a municipal authority and by individual on-lot sewage disposal systems.

(3) Each lot must be served by public water and sewer provided by a municipal authority.

(4) As required by ZO Section 160-23.B(4)

(5) No new lot may be created within any zoning district which exceeds the maximum impervious surface ratio due to existing and/or proposed impervious surface.

(6) Max. . impervious surface ratio is 0.12 for subdivision design<sup>1</sup> 1 building/permit applications for the initial lot development. After issuance of a use and occupancy permit for the dwelling, the property owner is permitted a maximum impervious surface ratio of 0.15.

**Article VI. The Table of Performance Standards is revised to include the following:**

Appendix A "Representative Buildings" which provides for illustrative photographs of existing traditional buildings found in each of the Villages of Hilltown Township are provided herein; and pertain to Section 160-23.B(10)(g) [6][a].

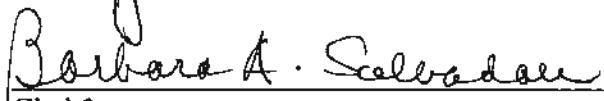
**Article VII. Repealer**


Any Ordinance or Ordinance provision of the municipality inconsistent with any of the provisions of this Ordinance is hereby repealed to the extent of the inconsistency only.

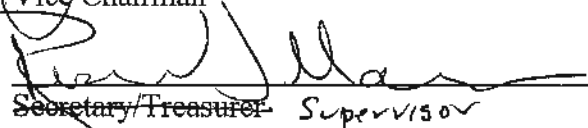
**Article VIII. Severability**

Should any section or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of any of the remaining provisions of this Ordinance.

**ENACTED AND ORDAINED** at a regular meeting of the Hilltown Township Board of Supervisors on the 26<sup>th</sup> day of January, 2009. This Ordinance shall take effect immediately.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Vice Chairman

  
\_\_\_\_\_  
Secretary/Treasurer

Supervisor

**Appendix A**  
**Representative Buildings**  
**Village of Hilltown**



**Appendix A**  
**Representative Buildings**  
**Village of Blooming Glen**





**Appendix A**  
**Representative Buildings**  
**Village of Line Lexington**



**Appendix A**  
**Representative Buildings**  
**Borough of Dublin**



**Appendix A**  
**Representative Buildings**  
**Borough of Silverdale**

